001.0	0001	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,800 /	969,800
					USE VALUE:	969,800 /	969,800
					ASSESSED:	969,800 /	969,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATSABIRIS ILIAS & FILANTHE
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	25 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KATSABIRIS ELIAS & FILANTHE -
Owner 2:	-
Street 1:	25 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,503 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2964 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5503.000	496,600	5,100	468,100	969,800
Total Card	0.126	496,600	5,100	468,100	969,800
Total Parcel	0.126	496,600	5,100	468,100	969,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.19 | /Parcel: 327.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	108
GIS Ref	
GIS Ref	
Insp Date	08/25/17

!9!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	496,500	5100	5,503.	468,100	969,700	969,700	Year End Roll	12/18/2019
2019	104	FV	383,900	5100	5,503.	497,300	886,300	886,300	Year End Roll	1/3/2019
2018	104	FV	383,900	5100	5,503.	362,800	751,800	751,800	Year End Roll	12/20/2017
2017	104	FV	359,800	5100	5,503.	315,900	680,800	680,800	Year End Roll	1/3/2017
2016	104	FV	359,800	5100	5,503.	269,100	634,000	634,000	Year End	1/4/2016
2015	104	FV	321,500	5100	5,503.	263,300	589,900	589,900	Year End Roll	12/11/2014
2014	104	FV	321,500	5100	5,503.	216,500	543,100	543,100	Year End Roll	12/16/2013
2013	104	FV	334,200	5100	5,503.	206,000	545,300	545,300		12/13/2012

PRINT

Date	Time
12/10/20	15:54:36

LAST REV

Date	Time
09/03/20	13:16:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATSABIRIS ELIA	1561-5	1	8/5/2020	Convenience	1	No	No		
	1184-66		2/27/1998		278,000	No	No		Y

USER DEFINED

Prior Id # 1:	108
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/1999	551	Manual	6,000					REPLACE REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
10/16/1999	Inspected	264	PATRIOT
9/20/1999	Measured	163	PATRIOT
9/20/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5503		Sq. Ft.	Site		0	80.	1.06	1									468,072						468,100	

Total AC/HA:	0.12633	Total SF/SM:	5503	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	468,072	Spl Credit		Total:	468,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	1.00989902
Adj $ / SQ:	186.956
Other Features:	123820
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674766
Depreciation:	178138
Depreciated Total:	496628

COMMENTS

SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	3	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

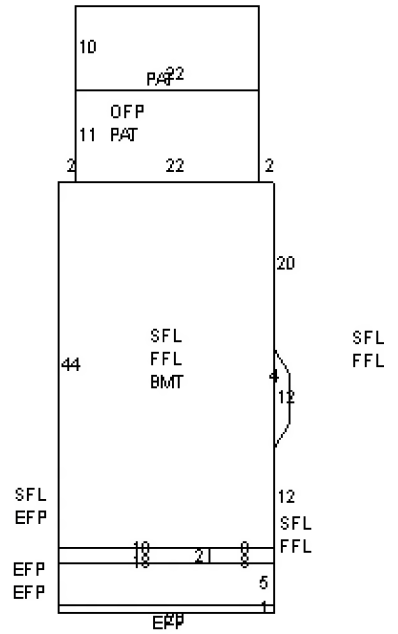
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
91	001.0-0001-0005.0		12/22/1998	320,000
91	027.0-0002-0017.0		8/27/1998	320,000
90	026.0-0002-0016.0		6/18/1998	342,000
89	006.0-0003-0018.0		2/17/1998	295,000
88	013.0-0003-0008.0		12/7/1998	350,000
88	048.0-0005-0001.0		10/2/1998	315,000

WtAv$/SQ:		AvRate:	89.5	Ind.Val	353120.4841

Juris. Factor:		Before Depr:	186.96
Special Features:	0	Val/Su Net:	108.86
Final Total:	496600	Val/Su SzAd	207.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,214	186.960	226,965
FFL	First Floor	1,178	186.960	220,234
BMT	Basement	1,144	74.320	85,017
PAT	Patio	462	3.090	1,429
EFP	Enclos Porch	322	36.030	11,603
OFP	Open Porch	242	23.550	5,699

Net Sketched Area:	4,562			Total:	550,947
Size Ad	2392	Gross Are	4562	FinArea	2964

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100